

044.A

0006

0094.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

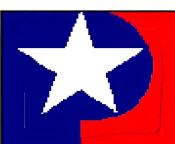
478,100 / 478,100

USE VALUE:

478,100 / 478,100

ASSESSED:

478,100 / 478,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
92-94		BEACON ST, ARLINGTON

## OWNERSHIP

Owner 1:	GARABEDIAN ELIZABETH	Unit #:	94
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Owner 2:	LIFE ESTATE
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Owner 3:	
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Street 1:	94 BEACON ST
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Street 2:	
-----------	--

Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry	Own Occ:	Y
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Postal:	02474	Type:	
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## PREVIOUS OWNER

Owner 1:	GARABEDIAN ELIZABETH -
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Owner 2:	-
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Street 1:	92-94 BEACON STREET
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry	
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Postal:	02474	
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## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Vinyl Exterior and 1037 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7326																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	473,000	5,100		478,100		316729
							GIS Ref
							GIS Ref
							Insp Date
							01/13/15

Total Card / Total Parcel

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**EXTERIOR INFORMATION**

Type:	99 - Condo Conv	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6	BRs: 2
	Baths: 1	HB

UnSketched SubAreas:  
GLA: 1037,

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G16
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	6 - Ceramic Tile 20%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 50
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**CONDOS INFORMATION**

Location:	
Total Units:	

Floor: 1 - 1st Floor

% Own: 45.00000000

Name:

**DEPRECIATION**

Phys Cond: GD - Good

Functional:

Economic:

Special:

Override:

18. %

%

%

%

%

**CALC SUMMARY**

Basic \$ / SQ: 305.00

Size Adj.: 1.35000002

Const Adj.: 0.99186128

Adj \$ / SQ: 408.399

Other Features: 60682

Grade Factor: 1.00

NBHD Inf: 1.20000005

NBHD Mod:

LUC Factor: 1.00

Adj Total: 581031

Depreciation: 108072

Depreciated Total: 472959

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:

AvRate:

Ind.Val

Juris. Factor: 1.00

Before Depr: 490.08

Special Features: 0

Val/Su Net: 456.12

Final Total: 473000

Val/Su SzAd 456.12

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area	Usbl	Descrip	% Type	Qu	Ten
GLA	Gross Liv Ar	1,037	408.400	423,510							
Size Ad	1037	Gross Area	1037	FinArea	1037						

**IMAGE**

**AssessPro Patriot Properties, Inc**

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

PARCEL ID 044.A-0006-0094.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	102			5,100			5,100

More: N

Total Yard Items: 5,100 Total Special Features:

Total: 5,100